

**REDEVELOPMENT AGENCY OF THE
CITY OF SAN DIEGO, CALIFORNIA
AGENDA FOR
REDEVELOPMENT AGENCY MEETING
TUESDAY, SEPTEMBER 26, 2006, AT 2:00 P.M.
Council Chambers
202 C Street, San Diego, CA 92101**

Roll Call

Non-Agenda Comment: Members of the public may address the Agency on items of interest within the Agency's jurisdiction that have not previously been before the Agency. Comments relating to items on today's agenda are to be taken at the time the item is heard.

Assistance for Persons with Disabilities: Agendas, reports and records are available in alternative formats upon request. To order information or request an agenda in an alternative format, or to request a sign language or oral interpreter for the meeting, please call the City Clerk's Office at least five working days prior to the meeting at 533-4000 (voice) or 236-7012 (TTY) to ensure availability. Assistive Listening Devices (ALDs) are available from the City Clerk's Office prior to the meeting, and are to be returned at the end of the meeting. A closed caption monitor is available, upon request.

Internet Access: www.sandiego.gov/redevelopment-agency

1. **Approval of Minutes:**

August 7, 2006, special
August 8, 2006

Adoption

2. **Lease Amendment-City Heights Redevelopment Project Area (District 3)**

(RA-2007-19)

Authorize the Executive Director or designee to execute an amendment to the lease agreement between the Redevelopment Agency and San Diego Revitalization Corporation to relocate staff to a smaller office space at 4305 University Avenue.

This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301.

Redevelopment Agency

Staff: Vladimir Balotsky (619) 235-5248

Bob Kennedy (619) 533-4276

Agency Counsel: Eunice Chan

3. **Transitional Housing for Seniors Program Funding-Core Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(RA-2007-16)

Authorize the expenditure of up to \$282,000 from the Horton Plaza Low and Moderate Income Housing Fund No. 98446 to cover leasing costs and program administration for the Transitional Housing for Seniors Program

(RA-2007-17)

Make certain findings that the Program is of benefit to the Horton Plaza Redevelopment Project.

This activity is not a project, and therefore not subject to CEQA per CEQA Guidelines Section 15060 (C)(2).

See Centre City Development Corporation Report no. CCDC-06-30 and Report to Council no. CCDC-06-13, dated September 20, 2006.

Council Companion Item no. 331

Staff: Dale Royal (619) 533-7108

Agency Counsel: Huston Carlyle

Auditor Certificate Number: AC 2700155

Adoption

4. **Line of Credit with Bank of America N.A. for the North Park Redevelopment Project Area (District 3)**

(RA-2007-21)

Authorize the Executive Director or designee to execute a Credit Agreement between the Redevelopment Agency of the City of San Diego and Bank of America, N.A.

(RA-2006-23)

Amend the Fiscal Year 2007 Redevelopment Agency Budget for the North Park Redevelopment Project Area to increase appropriations and authorize expenditures.

(RA-2007-25)

Authorize the City Attorney to enter into an agreement with Best Best & Kreiger to provide bond counsel services.

This activity is for funding of a previously approved project and is therefore exempt from CEQA pursuant to State CEQA Guidelines Section 15060 (C)(3).

This activity (obtaining a line of credit) is covered under the Environmental Impact Report for the North Park Redevelopment Project (SCH No. 93121105, dated April 1995, adopted on January 28, 1997, by Resolution No. R-288303); Secondary Study for the North Park Parking Garage (September 15, 2003, Resolution no. R-03727, dated February 10, 2006) and Secondary Study for the North Park Theatre (February 25, 2002, Resolution No. R-296398, dated April 23, 2002). The activity is adequately addressed in the environmental document and there is no change in circumstance, additional information, or project changes to warrant additional environmental review. Because the prior environmental documents adequately covered this activity as part of the previously approved project, the activity is not a separate project for purposes of CEQA review per CEQA Guidelines Sections 15060 (C)(3) and 15378 (C).

See Redevelopment Agency Report no. RA-06-43 and Report to Council no. RTC-06-126, dated September 20, 2006.

Council Companion Item no. 332

Staff: Elaine DuVal, (619) 533-5429

Tom Romstad, (619) 533-5284

Agency Counsel: Carol Leone

Adoption

5. Termination of the San Diego Model School Development Agency (District 3)

(RA-2007-18)

Authorize the dissolution of the San Model School Development Agency.

See Redevelopment Agency Report no. RA-06-39, Housing Authority Report no. HA-06-016, and Report to Council RTC-06-117, dated September 20, 2006.

Council Companion Item no. 333

Housing Authority Companion Item no. 2

Staff: Susan Tinsky, (619) 578-7588

Kim Gerhard, (619) 533-5369

Agency Counsel: Huston Carlyle

6. Studio 15-Owner Participation Agreement with Studio 15 Housing Partners, LLC-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)

(RA-2007-29)

That the Redevelopment Agency (Agency) approve the Owner Participation Agreement with Studio 15 Housing Partners, LLC which will provide for an Agency loan in an amount not to exceed \$16,498,000 from the Centre City Redevelopment Low and Moderate Income Housing Fund for the Studio 15 project.

See Centre City Development Corporation Report no. CCDC-06-23, dated September 20, 2006.

Under the 2006 Final Environmental Impact Report (FEIR), an Environmental Secondary Study was prepared for all developments in the Centre City area in order to evaluate the project's compliance with the Downtown Community Plan (Plan) and Planned District Ordinance and, therefore, the findings and conclusions of the FEIR. Unless the project is found to be out of compliance with those planning documents, no further environmental review is required.

Housing Authority Companion Item no. 3

Staff: Dale Royal, (619) 533-7108

Agency Counsel: Huston Carlyle